



# City of Renton Planning Commission

Assisted Living  
Docket Item 06-28

February 27, 2008

# The Docket Request

- Write a definition for “Assisted Living”

# Key Issues for Discussion

- Definitions
  - Assisted living, Convalescent centers, multi-family dwelling assisted living
- Should density be applied to assisted living?
  - What ratio?
- What are appropriate limitations to place on assisted living in R-1?
- What should the parking requirements for assisted living be?

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# Proposed Definitions

# Proposed Definition



- ASSISTED LIVING:
  - A facility where residents live in private units and receive assistance with limited aspects of personal care, such as: taking medication, bathing, or dressing. Meals are provided multiple times daily in a common dining area. Staff is on duty 24-hours per day to ensure the welfare and safety of residents. This definition does not include: convalescent centers, congregate residences, boarding and lodging houses, adult family homes, and group homes I and II.

# Proposed Definition



- **CONVALESCENT CENTER:**
  - A facility licensed by the State for patients who are recovering health and strength after illness or injury, or receiving long-term care for chronic conditions, disabilities, or terminal illnesses. Facilities provide 24-hour supervised nursing care and feature extended treatment that is administered by a skilled nursing staff. Typically, residents do not live in individual units and the facilities provide personal care, room, board, laundry service, and organized activities. This definition does not include adult family homes, assisted living, group homes II, medical institutions, and/or secure community transition facilities.

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# Density Standards for Assisted Living

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- Currently, City standards do not apply density standards to retirement residences.
- The apartment style application of assisted living facilities makes it seem appropriate to apply density standards.
  - Kitchens (Administrative Interpretation)
- Would need to define assisted living as a type of dwelling unit within the multi-family dwelling definition.



# Proposed Definition

- Assisted Living:
  - A residential building containing two (2) or more dwelling units where residents receive assistance with personal care. Dwelling units include a full kitchen (sink, oven or range, and refrigerator) or a kitchenette, a bathroom, a living area, and may include a call system. On the premises, facilities shall include: a common kitchen, common dining room, recreation area(s), activity room, and a laundry area. On-site a small-scale facility that offers skilled nursing care on a temporary basis is allowed when the number of beds reserved for the medical care is no greater than five percent (5%) of the total number of living units at the premises.

# What Density Standard?

- Many jurisdictions allow for assisted living to apply a ratio to density
  - Ex: Kirkland allows assisted living facilities to develop at a 2:1 ratio.
  - So, in a zone that had a maximum 20 d.u./acre an assisted living facility would be allowed 40 units.

# New Data with Renton Only

- The facilities included:
  - The Lodge at Eagle Ridge
  - The Lakeshore (just outside Renton, but in Bryn Mawr Neighborhood)
  - Chateau at Valley Center
  - Merrill Gardens
  - Renton Villa

# New Data with Renton Only

- No facility in Renton is 100% assisted living
  - This could be a result of our existing code and definitions.
- As a whole the respondents indicated 43% of all units are assisted living and 57% are independent.
- This may skew results of calculations because none have been constructed as purely assisted living.
  - Ex. Unit mix and size

# What Density Standard?

- In a survey, staff found average sizes of assisted living units are significantly smaller than apartments.

	Studio sq ft	1 bed sq ft	2 Bed sq ft	3 Bed sq ft
Assisted Living (All)	404	559	835	N/A
Assisted Living (Renton only)	379	526	913	N/A
Apartments	595	772	1,044	1,309

# What Density Standard?

- The survey also estimated the overall percentage that each unit type represents in apartment buildings and assisted living.

	Studio % of Tot.	1 bed % of Tot.	2 Bed % of Tot.	3 Bed % of Tot.
Assisted Living (All)	51%	39%	6%	N/A
Assisted Living (Renton Only)	28%	56%	16%	N/A
Apartments	13%	36%	35%	17%

# What Density Standard?

- The number of units of each type of living unit was estimated for assisted living and apartments in a gross 100,000 sq ft building.

	Studio # of units	1 bed # of units	2 bed # of units	3 bed # of units	Total Units
Assisted Living (All)	126	70	7		<b>203</b>
Assisted Living (Renton Only)	74	106	18		<b>198</b>
Apartments	10	66	34	6	<b>116</b>

# What Density Standard?

- The ratio of assisted living units to apartment units in the same size building in this survey was 1.76 for all and 1.71 for Renton only.
- This considered only gross square feet
  - No deduction for common areas
- Assisted living and apartments share many of the same types of common areas
  - Except assisted living has a common kitchen and dining area.



# What Density Standard?

- Staff recommends a ratio of 1.5
  - Although the calculated ratio was higher, a deduction for space dedicated to a common kitchen and dining area should be considered.
  - Additionally, a lower ratio for density will allow less required parking.

Gross Density	Ratio	Net Density	1 Space Req'd	1.25 Space Req'd
30	1.5	45	45	56
30	1.75	52	52	65
30	2.0	60	60	75

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# Zoning for Assisted Living

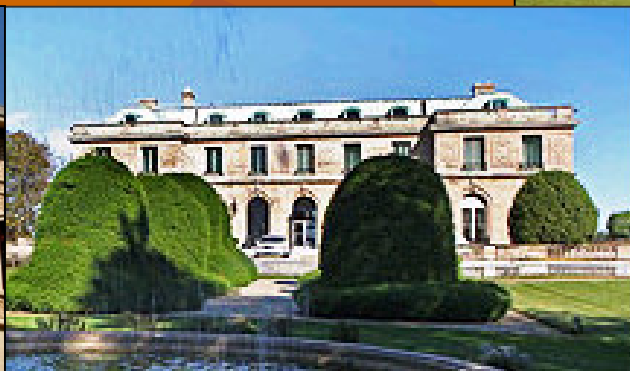
# Zoning

- Retirement residences are not currently allowed in the R-14.
- Attached dwelling and convalescent centers are both allowed in the R-14 zone.
- Staff recommends that assisted living be allowed in R-14.

# Zoning

- Retirement residences are allowed in R-1
- Limited to 35% lot coverage and 2 stories or 30 ft
  - Density is not considered
- 35% of an acre = 15,246 sq ft.
  - Could be a 30,000+ sq ft building

# 30,000 Square Foot Buildings



# Zoning

- Buildings of this scale do not meet the intent of the R-1 zone.
  - *“prohibit the development of uses that may be detrimental to the residential or natural environment”*

# Zoning

- However, R-1 does allow uses which function with a higher intensity than single-family:
  - Convalescent centers
    - No maximum number of residents
  - Group homes II for seven or more
    - No maximum number of residents
  - Bed and breakfast houses
    - Limited to maximum 10 guest rooms
  - Family day care
    - Limited to 12 or fewer children per 24-hour period

# Zoning

- These allowed uses have similar characteristics of use to assisted living facilities such as: visits, employees, and traffic generation.
- City of Kenmore allows a maximum 18 apartment type units for assisted living in R-1 zone
- Staff believes that assisted living should be allowed in R-1, but with some limitations.
- What limitations are appropriate?



# Zoning

- Staff recommends that the maximum number of multi-family assisted living units be limited to 18 per acre.
  - 10 guest room maximum for Bed and Breakfast
  - Assume 2 bedrooms for proprietor
  - 1.5 ratio applied



# Parking Standards for Assisted Living

# Parking Standards

- Currently, retirement residences are not in the standards for required parking table
- Assisted living should be included in this table

# What about parking in Renton?

- The existing assisted living/independent facilities in Renton do not have a lot of parking
  - Lodge at Eagle Ridge – est. 50 (128 units)
    - .39 spaces/unit
  - Chateau Valley Center – est. 100 (116 units)
    - .86 space/unit
  - Merrill Gardens – 92 (150 units)
    - .61 spaces/unit
  - .61 spaces/unit average - existing

# What about parking in Renton?

- Marketing coordinator for assisted living in the region indicated that new construction includes more parking.
  - Many residents want to bring their cars.
  - However, not all residents will bring a car and most do not keep them throughout their residency.
    - Over time residents stop driving, use the transportation provided, and sell their cars.

# Other Similar Uses

<i>Land Use</i>	<i>Required Parking Spaces</i>
Convalescent centers	1 for every 2 employees, plus 1 for every 3 beds
Attached dwellings for low income elderly in downtown core	1 for every 4 dwelling units
Attached dwellings for low income elderly outside downtown core	1 for every 3 dwelling units
Bed and breakfast houses	1 per guest room

# Other Municipalities

<i>City</i>	<i>Required Parking Spaces</i>
City of Kirkland	1 per living unit
City of Denton	1 space per 2 beds, or 1 space per apt. unit
City of Douglas	0.3 parking space per unit, plus 1 for every 3 employees during the largest shift
City of Mesa	1 per dwelling unit
Midford Township	1 per 2 beds, plus 1 for each staff and employee on the two major shifts
City of Riverside	1 space per 3 beds

# What about parking in Renton?

- Parking is expensive and in high density areas, the City prefers to see structured parking
  - A lower ratio facilitates affordability of structured parking
  - Higher density areas have better access to public transit for employees.
  - However, in lower density areas a large parking lot is not appealing.



# Parking Standards

- What standards should the City apply to assisted living?
  - Staff recommends: 1 parking space per living unit, plus dedicated parking spaces for facility fleet vehicles

# Recommendations

- Staff recommends that:
  - New or revised definitions for assisted living, convalescent centers, and multi-family assisted living be implemented.
  - Assisted living facilities be allowed to develop with a 1.5 density ratio.
  - Assisted living be allowed in the R-14 zone
  - The maximum density for assisted living units in the R-1 and R-10 zones be set at 18.
  - 1 parking space per residential unit of assisted living, plus dedicated parking spaces for facility fleet vehicles be required.